

GERALD C. TIPPER and ELIZABETH A. TIPPER

of Waterville, Kennebec County, State of Maine
(being ~~un~~married), for consideration paid, 014858

grant to HAMMOND LUMBER COMPANY, a Maine corporation having a
place of business in Belgrade, Kennebec County, State of Maine

xx/x

with Warranty Covenants, the land in Waterville, Kennebec
County, State of Maine, bounded and described as follows:

TRANSFER
TAX
PAID

Lot #2 as depicted on Plan entitled "West Ridge, A Proposed
Subdivision for Gerald C. and Elizabeth A. Tipper on West River
Road" surveyed by Northeast Land Surveys, Inc., dated April 19,
1989, and recorded in Kennebec County Registry of Deeds, File No.
D-89132, and to which Plan reference is made for a more
particular description of the premises herein conveyed.

Also conveying an easement across Lot #1 for sewerage lines to
serve Lot #2, the location of such easement being more
particularly described as follows, to wit; beginning at a point
on the westerly line of Lot #1, said point being S 26° 0' E a
distance of 201.9 feet from a steel pin marking the northwest
corner of said Lot #1; thence N 64° 40' E a distance of 101.3
feet to a point on the westerly line of Lot #2; thence S 26° 01'
E a distance of 30 feet to a point; thence south 64° 40' a
distance of 101.3 feet to a point on the westerly line of Lot #1;
thence north 26° 0' E a distance of 30 feet to the point of
beginning.

Excepting and reserving to the grantors, their heirs and assigns,
the right to have any sewer lines servicing Lot #1 tie into the
manhole to be located approximately where the above-described
sewerage easement intersects with the property lines between Lots
#1 and #2. Installation and costs of installation of the manhole
shall be the responsibility of the within grantee; however, costs
for maintaining the said manhole and the common sewer line
running from said manhole to the City's manhole shall be shared
equally between the owners of Lots #1 and #2.

This conveyance is expressly subject to the restriction that not
more than one single family residence, exclusive of outbuildings,
shall be allowed on the above-described lot. This restriction
shall run with the land and relate to all of the lots as depicted
on the above-referred to subdivision plan.

Being a portion of the premises conveyed to the within grantors
by deed of the City of Waterville, recorded September 26, 1986,
and recorded in the Kennebec Registry of Deeds, Book 3029, Page
186.

Gerald C. Tipper and Elizabeth A. Tipper, husband and wife, each
releases all rights in the premises being conveyed.

~~with said grantors, joint and several, and releases all rights by deed and all other rights~~ xxxxxxxxxxxxxxxxx

Witness our hands and seals this

12th

day of

July

19 89

Gerald C. Tipper

Elizabeth A. Tipper

Elizabeth A. Tipper

State of Maine, County of Kennebec

ss:

July 12, 19 89

Then personally appeared the above named Gerald C. Tipper

and acknowledged the foregoing instruments to be his free act and deed.

Before me,

[Signature]

☐ Justice of the Peace
☐ Attorney at Law
☐ Notary Public

Notary Public - Maine